

Recommendation Report for Planning Permission

**REF NO:** LU/182/25/PL

**LOCATION:** 43 High Street  
Littlehampton  
BN17 5EJ

**PROPOSAL:** Fit-out of property to accommodate a community Banking Hub branch to include the replacement of entrance door, shopfront windows, stall risers and side window to accommodate double glazing, a new vinyl wrapped composite ACM panel will be fixed to the frontage fascia in RAL 7021 black / grey for placement of new advertisement signage fascia and an ATM will be integrated into the right-hand window, on the side elevation within the external courtyard, one aperture will be filled in, two new openings will be created in the external wall to accommodate louvres and the replacement of existing condenser unit located on the flat roof. This application is in CIL Zone 4 (Zero Rated) as other development.

**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	This application seeks to alter the shop front in order to accommodate a community Banking Hub branch. Works will include the replacement of the entrance door, shopfront windows, stall risers and side window to accommodate double glazing, a new vinyl wrapped composite ACM panel will be fixed to the frontage fascia for placement of new advertisements and an ATM will be integrated into the right-hand window. On the side elevation within the external courtyard, one aperture will be filled in, and two new openings will be created in the external wall to accommodate louvres. The condenser unit located on the flat roof will be replaced.
SITE CHARACTERISTICS	The site is a three storey property, with commercial/retail use on the ground floor, and residential accommodation on the first and second floors. The property is at the end of a terrace, close to the corner of Duke Street and High Street.
CHARACTER OF LOCALITY	The site is within the town centre on the main shopping street.

**RELEVANT SITE HISTORY**

LU/126/22/PD	Prior notification under Schedule 2, Part 3, Class MA for the change of use from shop (use class E) to dwelling (use class C3) on first floor.	No Object'n + Conds 28-06-22
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Planning history noted.

**REPRESENTATIONS**

Littlehampton Town Council - Support. Welcomed the addition of this much needed facility and the services it would bring, as well as the investment in the High Street. This development would contribute positively to the revitalisation of the area aligning with the goals set out in the Town Council's Town Centre Strategy and Action Plan.

No representations were received from nearby occupiers.

**COMMENTS ON REPRESENTATIONS RECEIVED:**

Comments noted.

**CONSULTATIONS****CONSULTATION RESPONSES RECEIVED:**

Economic Regeneration - Support.

- The use of the vacant site as a banking hub is positive and will improve the vibrancy of the town centre, furthering access to financial infrastructure for both residents and visitors. Arun Local Plan policies RET SP1, RET DM1 and INF SP1 support this application.

Conservation Officer - No objection.

- There are several locally listed buildings on the High Street.

- 43 High Street is believed to date from around 1900. The building has undergone several alterations, particularly at ground floor level, where the existing shop front is not reflective of the building's original design or age. At best, the current shop front has a neutral impact on the building's overall appearance.

- The upper floors retain greater architectural and historic interest, notably the canted bay with sash windows, which contributes positively to the building's significance.

- The alterations are limited to the ground floor and do not affect the more significant elements of the building.

- The design and materials are considered appropriate to the urban context and are of a scale and form that will not detract from the setting or significance of adjacent locally listed buildings.

Environmental Health - Holding objection.

- The application does not contain sufficient information to assess the noise impact of the air conditioning unit on nearby residential properties.

- The only information is a data sheet with several different units and plans do not clearly show where the unit will be placed.

- Noise should be assessed before consent is granted. If consent were to be granted a condition should be added requiring an acoustic assessment to be submitted prior to the installation of the condenser.

**COMMENTS ON CONSULTATION RESPONSES:**

Comments noted.

**POLICY CONTEXT**

Designation applicable to site:

Economic Growth Area

Town Centre Retail Boundary  
 Article 4  
 Built Up Area Boundary

**DEVELOPMENT PLAN POLICIES**

[Arun Local Plan 2011 - 2031:](#)

RETDM1	RET DM1 Retail development
RETSP1	RET SP1 Hierachy of Town Centres
DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions and alter to exist builds (res and non-res)
HERDM2	HER DM2 Locally Listed Buildings or Structures of Character
QEDM1	QE DM1 Noise Pollution
QESP1	QE SP1 Quality of the Environment

[Littlehampton Neighbourhood Plan 2014 Policy 1](#)      The Presumption in Favour of Sustainable Development

Littlehampton Neighbourhood Plan 2014 Policy 17      Buildings and Structures of Character

Littlehampton Neighbourhood Plan 2014 Policy 2      A Spatial Plan for the Town

**PLANNING POLICY GUIDANCE:**

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

**SUPPLEMENTARY POLICY GUIDANCE:**

SPD13	Arun District Design Guide (SPD) January 2021
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**POLICY COMMENTARY**

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans, The South Inshore & South Offshore Marine Plan and Made Neighbourhood Development Plans. The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that the proposals facilitate the use of a vacant retail unit within the town centre, and do not harm the character or visual amenity of the area.

Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that

- (2) in dealing with an application for planning permission the authority shall have regard to -
- (a) the provisions of the development plan, so far as material to the application,
  - (aza) a post examination draft neighbourhood development plan, so far as material to the application,
  - (b) any local finance considerations, so far as material to the application, and
  - (c) any other material considerations.

#### OTHER MATERIAL CONSIDERATIONS

There are no other material considerations to be weighed in the balance with the Development Plan.

#### CONCLUSIONS

##### PRINCIPLE

The application proposes alteration to a building, in order to facilitate the use of a vacant retail unit as a community banking hub. The continued use of the ground floor of the building for retail purposes is in accordance with Arun Local Plan (ALP) policies RET SP1 and RET DM1. The use of the vacant unit as a community banking hub delivers significant benefits in terms of improving access to banking infrastructure and occupation of vacant town centre retail units. The application is acceptable in principle, subject to compliance with relevant policies.

##### DESIGN AND VISUAL AMENITY

The application proposes alterations to the shop front, including the replacement of the entrance door, shopfront windows, stall risers and side window. The replacement windows will be double glazed, and the replacement window frame and stall risers will mirror the existing window configuration, and will be finished in grey. An ATM will be inserted into the window on the right. A new composite ACM panel will be fixed to the frontage fascia in for placement of new advertisement signage fascia which is subject to an associated application.

There are alterations to the rear of the building proposed. On the side elevation within the external courtyard, one aperture will be filled in and two new openings will be created above two existing windows in the external wall to accommodate louvres. This alteration is minor and will not be visible from the public realm.

The replacement of the condenser unit located on the flat roof will also not be easily visible, and will not harm the character or visual amenity of the property.

The proposed alterations do not harm the character of the building and are in accordance with ALP policies D DM1 and D DM4.

##### NEIGHBOURING RESIDENTIAL AMENITY

The alterations to the shop front will not result in negative impacts on neighbouring amenity. A replacement condenser is proposed, and Environmental Health objected to this aspect due to a lack of information about the potential noise impacts. Following their comments, further details have been provided, specifying that the unit proposed is the Mitsubishi MXZ-2F53VF3, producing an average sound pressure of 51dBA at 1m from the unit. The operational hours of the condenser would be limited to 8am-6pm Monday to Friday, and a condition has been attached ensuring that this remains the case. There is an existing unit on the roof of the retail unit, which the new condenser would replace. The existing unit is larger than that proposed. Given the proposed condenser replaces an existing unit, and will only be operating during working hours, although there may be some noise impact, the replacement unit will not result in harm to neighbouring residential amenity.

The proposals will not result in harmful impact on neighbouring occupiers and are in accordance with

ALP policies D DM1, D DM4 and QE DM2.

#### HERITAGE

The High Street contains several Locally Listed Buildings, including Nos. 39, 44, 50 and 52. These buildings are representative of the historic development of the street and contribute to its character within a higher-density urban environment, where shop fronts and signage are subject to frequent change and evolution. Whilst not a Locally Listed Building, No. 43 High Street is believed to date from around 1900. The building has undergone several alterations, particularly at ground floor level, where the existing shop front is not reflective of the building's original design or age. At best, the current shop front has a neutral impact on the building's overall appearance. In contrast, the upper floors retain greater architectural and historic interest, notably the canted bay with sash windows, which contributes positively to the building's significance.

The proposed alterations are limited to the ground floor and do not affect the more significant elements of the building. The design and materials are appropriate to the urban context and are of a scale and form that will not detract from the setting or significance of adjacent Locally Listed Buildings. The Conservation Officer comments state that the proposed development would result in no harm to the setting of the heritage assets, and therefore no harm to their significance. The proposals are in accordance with ALP policy HER DM2, Littlehampton Neighbourhood Plan policy 17 and the NPPF.

#### FLOODING

The site is within Flood Zone 2. The proposals relate to alterations to the existing ground floor retail unit, which do not result in any increase in the building's footprint. No change of use is proposed as part of the application, and so the application does not alter the vulnerability of the property to flood risk. The proposals are in accordance with ALP policy W DM1.

#### SUMMARY

The development is in accordance with the relevant development plan policies and is recommended for approval subject to the following conditions and informatives.

#### **HUMAN RIGHTS ACT**

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

#### **DUTY UNDER THE EQUALITIES ACT 2010**

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

## CIL DETAILS

This application is not CIL liable.

## RECOMMENDATION

### APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans:

- Location Plan 110101 REVP01
- Site Block Plan 110100 REVP01
- Proposed GA Layout 110104 REVP01
- Proposed Elevations 110105 REVP01

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1 and D DM4.

- 3 The proposed condenser unit shall only be operated between 0800 and 1800 Monday to Friday.

Reason: To preserve the residential amenity of neighbouring occupiers in accordance with Arun Local Plan policies QE DM1 and QE SP1.

- 4 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is de-minimis as the development does not impact an onsite priority habitat and the development impacts less than 25 square metres of onsite habitat that has a biodiversity value greater than zero and less than then 5 metres in length of onsite linear habitat.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 5 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.